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NEIGHBORHOODS
CHAPTER

INTRODUCTION

Neighborhoods are a blend of homes, shops, schools, churches, and parks. They are the building blocks of the city, with each one as distinct as the next. The City of Scottsdale's goal is to preserve, reinforce, and where appropriate, revitalize the core characteristics and stability that define all of its neighborhoods. By making sure that changes in neighborhoods harmonize with the existing character, by enhancing neighborhoods' defining features, and working towards their long-term attractiveness and economic integrity, the unique character and special qualities of each neighborhood can be enhanced.

Scottsdale embraces a variety of housing opportunities that enhance the character, diversity, and vitality of the city, as well as respects the Sonoran Desert. This involves protecting the existing housing inventory and offering support programs to help with improvements and upkeep. It also means encouraging builders through incentives to broaden the spectrum of home options in proposed residential developments. Housing options should include a wide range of opportunities for people living and working in Scottsdale, people at different life stages, income levels, and social and physical needs.

As the city approaches build-out, fewer new homes are being constructed and more attention is being turned to aging areas. The city welcomes Scottsdale citizens as partners in making sure that their neighborhoods are the kind in which they want to live and do business in the future. Scottsdale's future as a desirable place to live, work, and visit is dependent upon a stable economic base, but equally dependent upon strong, livable neighborhoods. The elements within this chapter contain the foundation for creating strong neighborhoods built upon community involvement and participation.

Resolution No. 8837
(pages 1-175)

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HOUSING ELEMENT

Since the city incorporated in 1951, Scottsdale's housing and neighborhoods have shifted and evolved in response to marketplace trends and family lifestyles. From the early 1950s through the 1970s, Scottsdale pioneered creative housing solutions in Arizona, such as townhome communities for part-time residents and the live, work, and play master-planned communities like McCormick Ranch. One-mile planning areas with ranch style homes, schools as the centerpiece of the area, and commercial uses at the edges were the norm for development during these decades.

In the early 1980s, Scottsdale annexed approximately 105 square miles of county land zoned for low density housing. With the new land, low cost of living, and Scottsdale's nationally recognized image as a quality place to live and raise a family, the 1980s and 1990s were a period of planning and vigorous building for the north areas of the city. A number of master-planned communities and custom homes on large lots were built.

While single-family homes continue to be the preferred type of housing, an increasing number of people, from baby boomers to young professionals, seek a more urban lifestyle. This lifestyle consists of condominiums in a downtown setting and mixed-use developments with amenities in close proximity.

In general, housing in Scottsdale has maintained a higher cost and value than comparable housing in other Valley communities because of the community amenities, services, and quality of life in the city. While this is beneficial for property and resale values, it has traditionally made provision of housing for the full spectrum of Scottsdale's citizens, service workers, seniors on limited incomes, and citizens with special social or physical needs, more difficult. The goals and policies of this element focus on the need to support and promote a diversity of housing that accommodates a variety of income levels, households, and socioeconomic needs.

The following table shows population and housing differences between 1990, 2000, and 2010.

	1990	2000	2010
Population	132,050	208,050	217,385
Housing Units	69,894	107,650	124,001
Household Size	2.30	2.26	2.20
Median Income	$30,056	$63,000	$73,195
Median Home Price	$115,200	$198,000	$373,000

Goals and Policies

GOAL H 1.

Safeguard the condition and quality of housing stock in order to maintain attractive and livable neighborhoods.

POLICIES

H 1.1. Maintain Scottsdale's quality driven development review standards for new housing development.

H 1.2. Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.

H 1.3. Integrate sustainable building practices into new housing design and housing renovations.

H 1.4. Seek appropriate resources to revitalize and maintain single- and multi-family housing developments.

GOAL H 2.

Seek a variety of housing options that meet the socioeconomic needs of people who live and work in the City of Scottsdale.

POLICIES

H 2.1. Establish appropriate incentives for the development of quality housing that accommodates a variety of income levels.

H 2.2. Support the reduction of governmental and regulatory constraints to enhance housing affordability.

H 2.3. Consider incentives for the development of diverse housing types, including smaller, more affordable units.

H 2.4. Maintain a housing mix communitywide to serve the evolving demographic and economic needs of the city.

H 2.5. Leverage state and federal funding opportunities for the preservation of safe and affordable housing.

H 2.6. Update city ordinances and policies to proactively support housing diversity.

H 2.7. Preserve and expand quality rental options within various areas of the community.

H 2.8. Locate new housing supply in appropriate locations to meet identified housing demands.

H 2.9. Support the creation of mixed-use projects in more urban areas, as a means to increase housing supply while promoting diversity and neighborhood vitality.

GOAL H 3.

Promote the use of innovative design and regulatory flexibilities to achieve workforce housing throughout the city.

POLICIES

H 3.1. Locate mixed-use development in areas of major employment and transit hubs to offer greater living and working choices to a broader economic range of households.

H 3.2. Support partnerships whereby builders and/or major employers help provide diverse housing options for Scottsdale's workforce.

H 3.3. Support development of workforce housing in conjunction with new development and expansion of hotels, resorts, and other generators of service level employment.

H 3.4. Explore opportunities for new or redeveloped housing to serve the employment base.

GOAL H 4.

Increase availability and integrate a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and needs.

POLICIES

H 4.1. Work toward the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.

H 4.2. Support policies and techniques, including but not limited to, universal home design, that provides housing opportunities to meet the unique needs of the elderly and disabled.

H 4.3. Create links between housing and adjacent uses, including but not limited to, senior centers, childcare centers, preschools, youth centers, and other community facilities to provide opportunities for intergenerational connections.

H 4.4. Integrate elderly and assisted care facilities into neighborhoods and create connections between residential developments to promote opportunities for aging in place and continuum of care for the elderly.

H 4.5. Seek opportunities to locate housing for those citizens with special needs near transportation services that will make their mobility easier.

H 4.6. Support agencies and organizations that provide shelter, housing, and services to vulnerable populations.

H 4.7. Support housing development that includes services and facilities to meet a variety of household needs.

H 4.8. Participate actively in identifying regional partners and solutions for those special needs that may be most appropriately addressed at the regional level.

GOAL H 5.

Facilitate compliance with federal, state, and county fair housing requirements regarding the sale or rental of housing.

POLICIES

H 5.1. Update city policies to support regional, state, and federal efforts that prohibit discrimination in the sale or rental of housing and other prohibited practices towards any person because of race, color, religion, sex, handicap, familial status, or national origin.

H 5.2. Provide access to education and training for the development community and property owners in how they can meet fair housing requirements for those properties covered by federal, state, and county regulations.

NEIGHBORHOOD PRESERVATION AND REVITALIZATION ELEMENT

Scottsdale is a maturing city with diverse and unique neighborhoods that vary in age, size, character, and composition. The community values its neighborhoods highly and desires to preserve and enhance them for all citizens who live, work, and visit here. Scottsdale has a long standing commitment to providing a quality physical and social environment for its citizens.

Many of Scottsdale's mature neighborhoods reflect the more traditional neighborhood model where most commercial, educational, and recreational services are either integrated into residential areas or located in convenient proximity. Some of Scottsdale's rural neighborhoods offer limited immediate access to such services while promoting the distance between residential and commercial and other services as part of a rural lifestyle amenity.

The city must continue to look at preserving and enhancing its built environment. The preservation and revitalization of Scottsdale's mature neighborhoods are critical to maintaining and strengthening the health, safety, prosperity, and enjoyment of the community.

Goals and Policies

GOAL NPR 1.

Enhance and promote city programs that provide for the safety and security of neighborhoods.

POLICIES

NPR 1.1. Continue the city's proactive approach to code enforcement which preserves, enhances, and promotes healthy neighborhoods.

NPR 1.2. Utilize community policing techniques such as neighborhood watch groups to discourage criminal activity in neighborhoods.

NPR 1.3. Train citizens through emergency preparedness programs.

NPR 1.4. Enhance response efforts to graffiti damage.

NPR 1.5. Provide education regarding renter rights concerning housing and property maintenance standards.

NPR 1.6. Inspect rental sites that may have safety and health code violations.

NPR 1.7. Partner with outside organizations to monitor the condition of abandoned or vacant buildings to mitigate negative effects on a neighborhood.

GOAL NPR 2.

Preserve the quality of existing dwellings and neighborhoods so that people will find our community a healthy, safe, and attractive place to call home.

POLICIES

NPR 2.1. Strive for ongoing property and rights-of-way maintenance to sustain neighborhood vitality, value, and overall sense of community pride.

NPR 2.2. Support policies and programs that provide opportunities for residential and commercial property owners to update or renovate their properties and examine existing regulations that may be barriers to adaptation of existing homes.

NPR 2.3. Foster long-term housing and neighborhood vitality through preservation and revitalization of mature neighborhoods.

NPR 2.4. Coordinate city programs dealing with neighborhood enhancement and support activities that work to revitalize neighborhoods.

NPR 2.5. Educate property owners on the value of maintaining and improving their properties.

NPR 2.6. Identify and promote the preservation of neighborhoods that exhibit unique cultural or architectural attributes.

GOAL NPR 3.

Promote homeownership as a way to strengthen the sense of community and encourage investment in housing.

POLICIES

NPR 3.1. Support programs that will increase home ownership among entry level and moderate income households who work in Scottsdale.

NPR 3.2. Support home buyer assistance programs to qualified persons.

NPR 3.3. Provide educational programs for home buyers to understand their financial obligations and loss prevention options.

GOAL NPR 4.

Preserve and enhance the diverse neighborhoods found in Scottsdale with neighborhood plans.

POLICIES

NPR 4.1. Utilize neighborhood plans to improve the availability of resources for programs that preserve or revitalize mature neighborhoods.

NPR 4.2. Guide new development to be sustainable, well-designed, and respectful of existing neighborhoods through neighborhood planning initiatives.

NPR 4.3. Assist neighborhoods in inventorying and celebrating the important elements of their neighborhood.

NPR 4.4. Reinforce neighborhood character and identity through neighborhood plans.

GOAL NPR 5.

Build strong neighborhoods through community interaction.

POLICIES

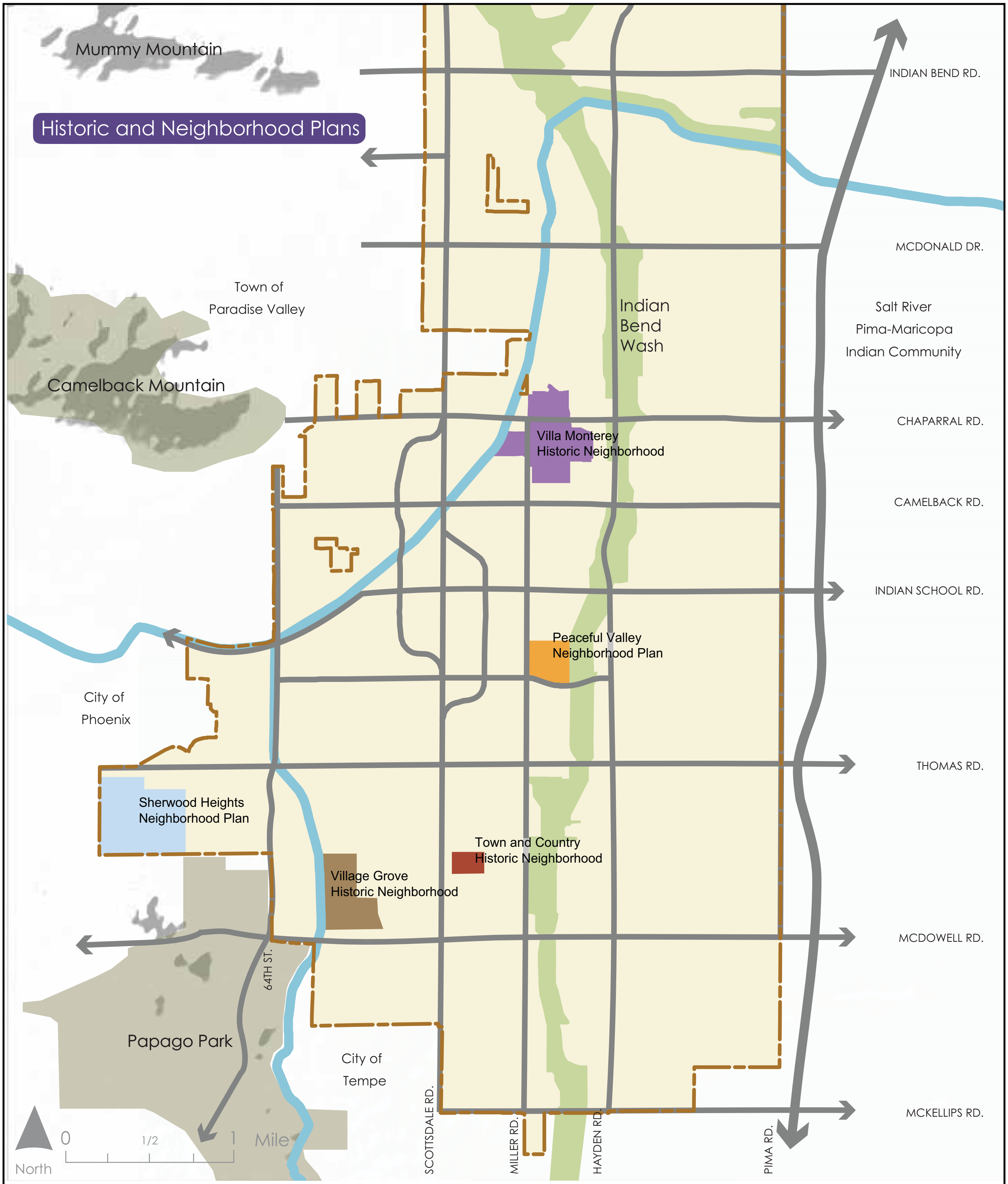
NPR 5.1. Preserve and enhance the public gathering spaces within walking distance of residential neighborhoods.

NPR 5.2. Strive for all organized neighborhoods to register and maintain contact with the Neighborhood Notification Program.

NPR 5.3. Support programs that promote neighborhood self reliance and community based problem solving.

NPR 5.4. Create opportunities for community interaction through block parties, farmers markets, and other neighborhood events.

NPR 5.5. Provide technical assistance and education to neighborhood groups seeking to explore neighborhood opportunities or resolve neighborhood problems.


Historic and Neighborhood Plans
Mummy Mountain
Town of
Paradise Valley
Camelback Mountain
Indian
Bend
Wash
Salt River
Pima-Maricopa
Indian Community
Villa Monterey
Historic Neighborhood
Peaceful Valley
Neighborhood Plan
City of
Phoenix
Sherwood Heights
Neighborhood Plan
Town and Country
Historic Neighborhood
Village Grove
Historic Neighborhood
Papago Park
City of
Tempe
64TH ST.
SCOTTSDALE RD.
MILLER RD.
HAYDEN RD.
PIMA RD.
INDIAN BEND RD.
MCDONALD DR.
CHAPARRAL RD.
CAMELBACK RD.
INDIAN SCHOOL RD.
THOMAS RD.
MCDOWELL RD.
MCKELLIPS RD.
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CONSERVATION, REHABILITATION, AND REDEVELOPMENT ELEMENT

Redevelopment describes the steps a community takes to protect and enhance an area. Sometimes these steps are ordinary and don't require any kind of special legal authority. Some examples of practical redevelopment steps may include changing zoning ordinances and/or adopting design guidelines to encourage a particular type of development; or actions such as funding street improvements with lighting and streetscape features. These typical steps are referred to as "informal" redevelopment.

The Arizona redevelopment statute (ARS 36-1471) allows cities to revitalize selected areas by using additional tools to promote and influence redevelopment. These tools are used for improving deteriorated urban conditions, establishing permanent open space, acquiring and selling real property, and achieving other locally approved redevelopment goals. This "formal" redevelopment involves the designation of an area as a Redevelopment Area and requires the adoption of a Redevelopment Plan.

As the city approaches build-out, land set aside for development will become increasingly limited. Now and into the future the city will need to focus attention on conservation and rehabilitation of the more mature properties, seek creative infill development strategies, and support redevelopment in areas showing decline.

The following goals and policies address "informal" and "formal" redevelopment, recognizing that any "formal" redevelopment that occurs must get Council approval and follow the Arizona redevelopment statute.

Goals and Policies

GOAL CRR 1.

Use redevelopment to provide for the long-term stability of Scottsdale's maturing residential, commercial, and civic neighborhoods.

POLICIES

CRR 1.1. Use redevelopment tools to help maintain the community's mature areas and sustain Scottsdale's quality of life.

CRR 1.2. Continue the city's strategic and proactive policy of redevelopment intervention efforts in areas that show signs of decline.

CRR 1.3. Provide, maintain, and support the legal tools that allow redevelopment to occur in the community.

CRR 1.4. Support proactive communication with affected residents and business owners during the planning and implementation of redevelopment projects.

CRR 1.5. Strive to replace affordable housing removed by redevelopment projects to maintain long-term housing affordability.

CRR 1.6. Support redevelopment activities that provide opportunities to address housing affordability challenges.

CRR 1.7. Expect use of relocation benefits to mitigate hardship on individuals and families during redevelopment process relocations.

CRR 1.8. Redevelop blighted, distressed, or underutilized properties.

CRR 1.9. Upgrade substandard infrastructure during redevelopment projects.

CRR 1.10. Proactively redevelop or regenerate antiquated commercial properties.

GOAL CRR 2.

Sustain the long-term economic well-being of the city and its citizens through redevelopment, rehabilitation, and conservation efforts.

POLICIES

CRR 2.1. Support and encourage appropriate public and private economic reinvestment in mature, physically and economically declining areas.

CRR 2.2. Use redevelopment and rehabilitation techniques to positively impact the visitor, resident, and business communities' visual and aesthetic impressions of the overall city.

CRR 2.3. Redevelop aging retail areas in order to maintain Scottsdale's standing as one of the major retail, restaurant, and entertainment destinations within the metropolitan area.

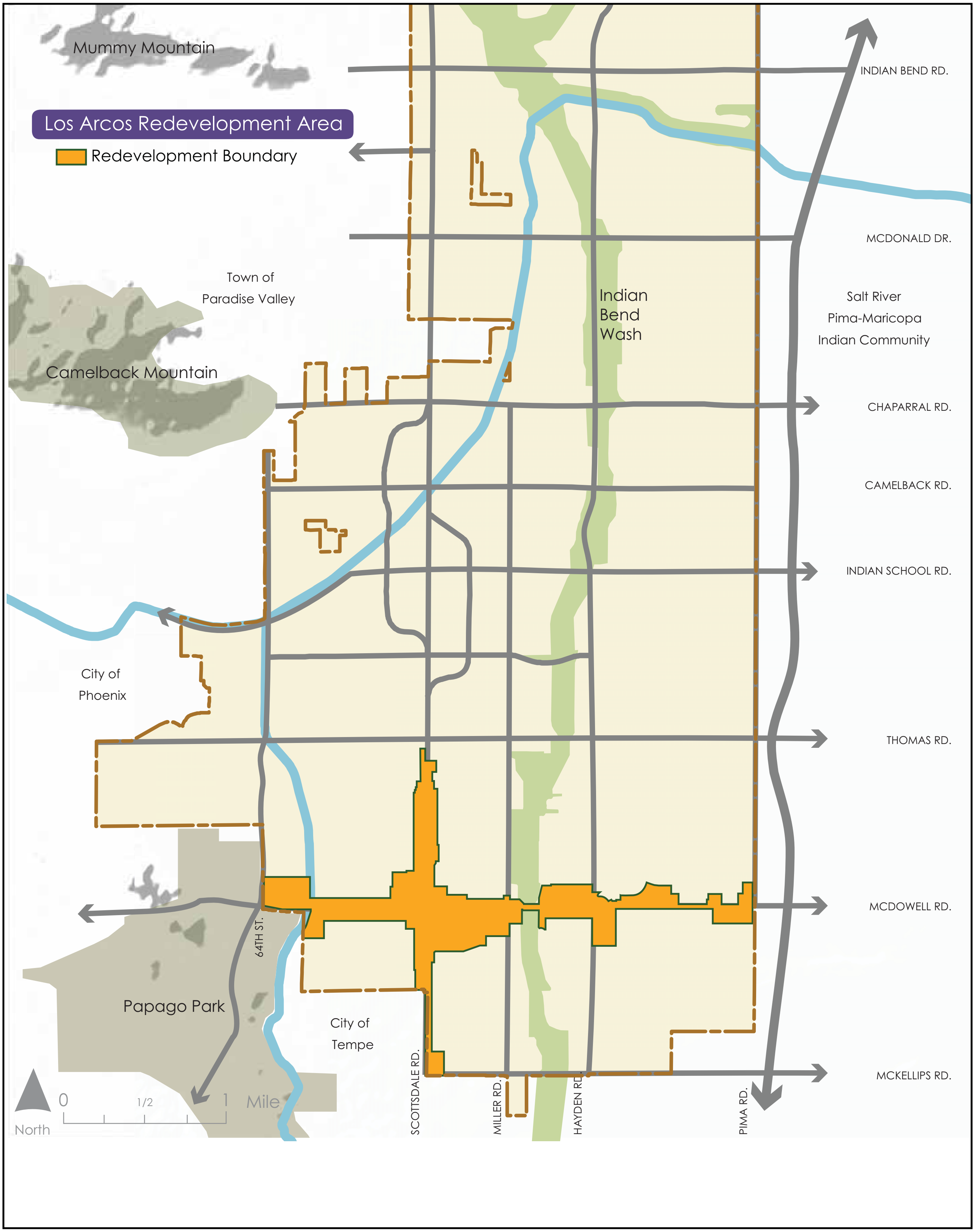
CRR 2.4. Redevelop and revitalize Scottsdale's mature employment centers in order to maintain and enhance the health of Scottsdale's job market and provide for new job opportunities.

CRR 2.5. Strive for the use of green building techniques that incorporate healthy, resource efficient and energy efficient materials and methods in design, construction, and remodeling associated with rehabilitation, conservation, and redevelopment efforts.

CRR 2.6. Promote the adaptive reuse of existing structures through conservation and/or rehabilitation, where feasible and context appropriate.

CRR 2.7. Offer incentives for rehabilitation of historic neighborhoods.

CRR 2.8. Educate and inform the community about redevelopment opportunities in Scottsdale's growth areas.


Los Arcos Redevelopment Area
🟧 Redevelopment Boundary
Mummy Mountain
Town of Paradise Valley
Camelback Mountain
Indian Bend Wash
Salt River Pima-Maricopa Indian Community
City of Phoenix
Papago Park
City of Tempe
INDIAN BEND RD.
MCDONALD DR.
CHAPARRAL RD.
CAMELBACK RD.
INDIAN SCHOOL RD.
THOMAS RD.
MCDOWELL RD.
MCKELLIPS RD.
64TH ST.
SCOTTSDALE RD.
MILLER RD.
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COMMUNITY INVOLVEMENT ELEMENT

Public participation is an important component of successful planning, community building, and decision making. Citizens (residents, business owners, and property owners) should have ongoing communication about, and a say in decisions regarding actions that affect their community and their lives. While it is recognized that a city as complex and diverse as Scottsdale will rarely have consensus, public participation may bring understanding and dialogue to complex issues.

Through the guidelines contained in this element, Scottsdale demonstrates its commitment to being a leader in promoting open government processes that are accessible, responsive, and fair to all community participants, encouraging early and meaningful citizen input in these important processes. Such participation will help the city resolve concerns early and level the playing field for citizens, property owners, elected officials, the development community, and other stakeholders. It also provides an opportunity for early input into the formation of city policy and regulations. The city will consider new ways to promote community involvement, recognizing the diversity and unique elements of the community.

The ultimate goal is to work towards a level of dialogue that is mutually respectful, responsible, and civil. The city's role is to reflect and respond to citizen proposals/comments by forging partnerships between citizens, stakeholders, elected officials, and the city organization, so that all parties are involved, informed, and responsive to the needs of a dynamic community. The goals and policies included in this element are meant to serve as suggestions for ways to effectively inform and involve the community in city related discussions and decision making processes.

Goals and Policies

GOAL CI 1.

Seek early and ongoing involvement in project/policy making discussions.

POLICIES

CI 1.1. Maximize opportunities for cost effective and efficient early notification of proposed plans, projects, and/or policies under consideration using signs, information display boards, website postings, written correspondence, and other methods, as available.

CI 1.2. Institute and use public involvement plans to identify and engage interested parties regarding their concerns and interests, and provide opportunities for information exchange and involvement.

CI 1.3. Require that project sponsors conduct community involvement programs, share information, and communicate issues and opportunities surrounding projects.

CI 1.4. Require that project sponsors show accountability for being responsive to constructive community comments and concerns and demonstrate how community comments are ultimately addressed.

GOAL CI 2.

Proactively seek communitywide representation on issues through outreach programs that inform and engage citizens.

POLICIES

CI 2.1. Determine the range and distance of public notification based on the characteristics of the specific case, plan and/or policy. At a minimum, all notification should include a focus on directly affected stakeholders. Depending on the interest level of the community, enhanced notification may be warranted.

CI 2.2. Create and use communitywide contact lists that include representation from homeowners associations, neighborhood and service groups, the faith community, the school districts, the business community, and other interested groups.

CI 2.3. Incorporate public involvement opportunities in order to engage a broad cross section of community members.

CI 2.4. Provide opportunities for civic education and participation to ensure informed communitywide representation on municipal issues.

GOAL CI 3.

Publish and process public information in a manner that is relevant to citizen's daily lives and personal and professional interests.

POLICIES

CI 3.1. Provide multiple locations/times/communication tool in order to accommodate a wide diversity of community lifestyles, work schedules, and time availability in public involvement efforts.

CI 3.2. Form and utilize multidisciplinary teams to provide information to community groups and organizations.

CI 3.3. Provide communitywide information and notification of public involvement opportunities in a variety of conventional and nonconventional ways to communicate with the diverse population.

GOAL CI 4.

Augment face to face interaction with new communication techniques.

POLICIES

CI 4.1. Provide multiple opportunities for input through use of new and evolving technologies.

CI 4.2. Support both the private and public sectors use of data visualization, simulations, and modeling as a means to explore complex city issues.

CI 4.3. Partner with other organizations, when appropriate, to use networks and tools to further communication and to sponsor links to city information.

CI 4.4. Adapt communication techniques and technologies to each situation.

GOAL CI 5.

Provide information about community characteristics to increase understanding and insight into the complexity of opportunities and challenges that affect the city.

POLICIES

CI 5.1. Track, measure, identify, and convey information regarding community issues, opportunities, trends, and concerns.

CI 5.2. Provide communitywide access to data that reflects current facts, figures, demographics, trends, and analysis.

CI 5.3. Create public information materials in a variety of formats that accurately reflect the facts surrounding opportunities and issues, i.e. the purpose, timing, and need/benefits for a project or proposal, and when possible, explain the differing perspectives for each.

GOAL CI 6.

Foster community partnerships, catalysts, and networks as a means of sharing information and responsibilities, to work toward collaborative solutions.

POLICIES

CI 6.1. Clarify citizen, private entity, and the city's role in responsible civil dialogue on community opportunities and issues.

CI 6.2. Continue the tradition of "community visioning" to reevaluate community issues, goals, and vision for the future.